



City of Huntington Beach Planning Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Rami Talleh, Senior Planner
DATE: November 12, 2008

RT yHF

SUBJECT: MITIGATED NEGATIVE DECLARATION NO. 08-011/ COASTAL DEVELOPMENT PERMIT NO. 08-005/ CONDITIONAL USE PERMIT NO. 08-011 WITH SPECIAL PERMIT NO. 08-002/ VARIANCE NO. 08-006 (Continued from October 23, 2008 - Pacific View Mixed Use Building)

LOCATION: 620 Pacific Coast Highway, 92648 (Northeast corner of Pacific Coast Highway and Seventh St.)

On October 23, 2008, the Planning Commission heard the aforementioned request and continued the item to a study session on November 25, 2008 and to the meeting of December 9, 2008 with re-notification of the public hearing. The item was continued at the applicant's request to address issues raised by the Planning Commission regarding incompatibility with the surrounding residences, the variance request to increase the number of stories, and the overall mass and bulk of the proposed four-story building. Since that time, the applicant has significantly revised the design of the building by eliminating the fourth floor deck, reducing the number of units from seven units to six units, and redistributing the required common and private open space. Due to these changes the applicant has requested a preliminary presentation of the revised project. At the study session, staff will present an overview of the conceptually proposed modifications.

Due to the significant design changes, the project description has changed and the variance request has been eliminated but new special permits to the minimum open space requirements may be requested. Due to this, a new project description and new entitlement request must be advertised and new public notification must be mailed prior to the December 9, 2008 meeting. The revised project description, revised plans and the associated project details will be presented at the study session on November 25, 2008.

#SS-A1